

Transportation Capital Improvement Program Pima Road – Deer Valley to Pinnacle Peak Road



Presentation to Obtain Input on Design Options for Pima Road – Deer Valley to Pinnacle Peak

May 26, 2005



Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road



Tonight's Meeting:

- Review the three alignment alternatives for expanding Pima Road between Deer Valley and Pinnacle Peak roads
- Gather public input on the alignment alternatives

Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road



Project Purpose

Expand Pima Road to a six lane roadway from the Loop 101 Freeway to Hualapai (phase one) Hualapai to Deer Valley (phase two) and from Deer Valley to Pinnacle Peak Road (phase three). The Scenic Corridor Guidelines will be incorporated in the project where constraints allow.

Project Budget \$26,000,000

Funding for this project is available in the City's current Capital Improvement Project budget and included Proposition 400 Funds

Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road



Pima Road Traffic Volumes :

1998 27,100 vehicles per day

2004 36,000 vehicles per day

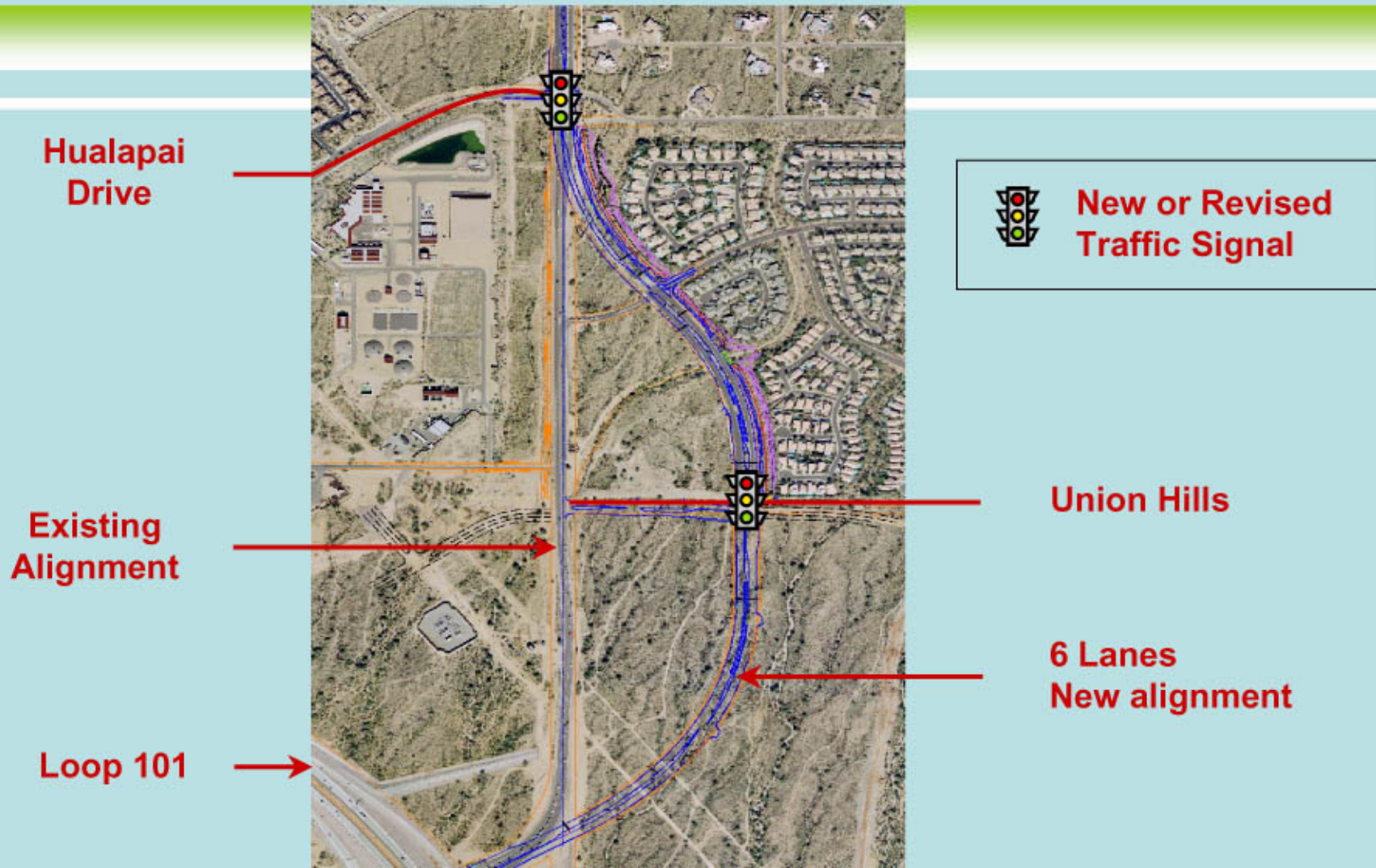
The city's Streets Master Plan recommends expanding a four lane roadway to six lanes when the traffic volume reaches 35,000 vehicles per day.

Pima Road was designated a 6 lane roadway on the City's General Plan in 1991

The speed limit for the reconstructed roadway will be established at 45 miles per hour

Transportation Capital Improvement Program

Pima Road – Phase One



Transportation Capital Improvement Program

Pima Road – Phase Two



Deer Valley

Thompson Peak
Parkway



New or Revised
Traffic Signal

Market Street

Existing 4 lanes
expanded to 6 Lanes
by expanding into
median



Transportation Capital Improvement Program

Pima Road – Phase Three



Pinnacle Peak



New or Revised
Traffic Signal

3 Options Being
Presented

Los Gatos



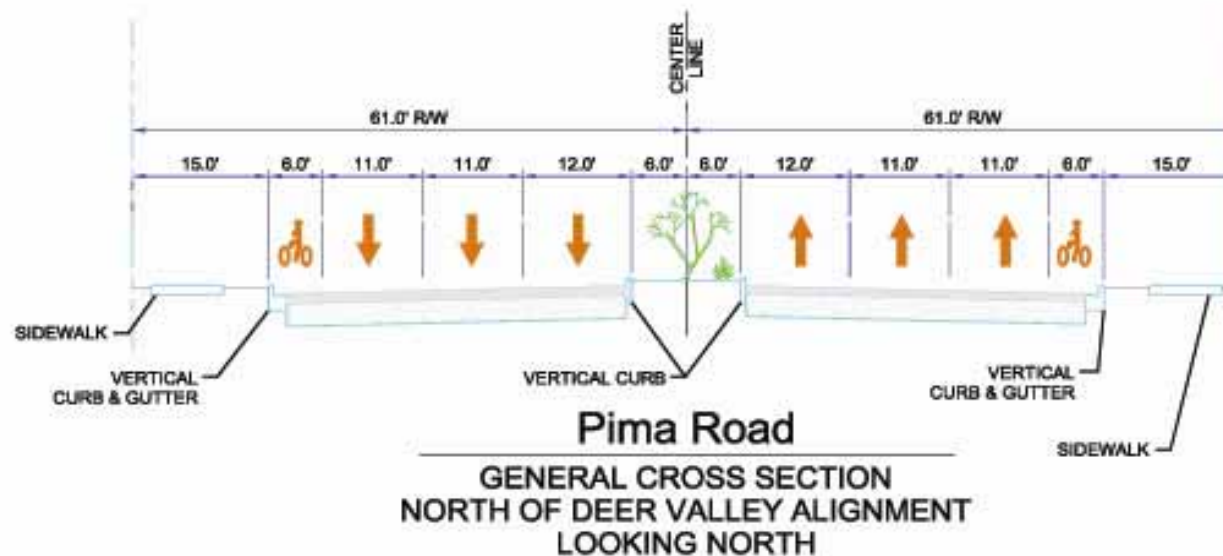
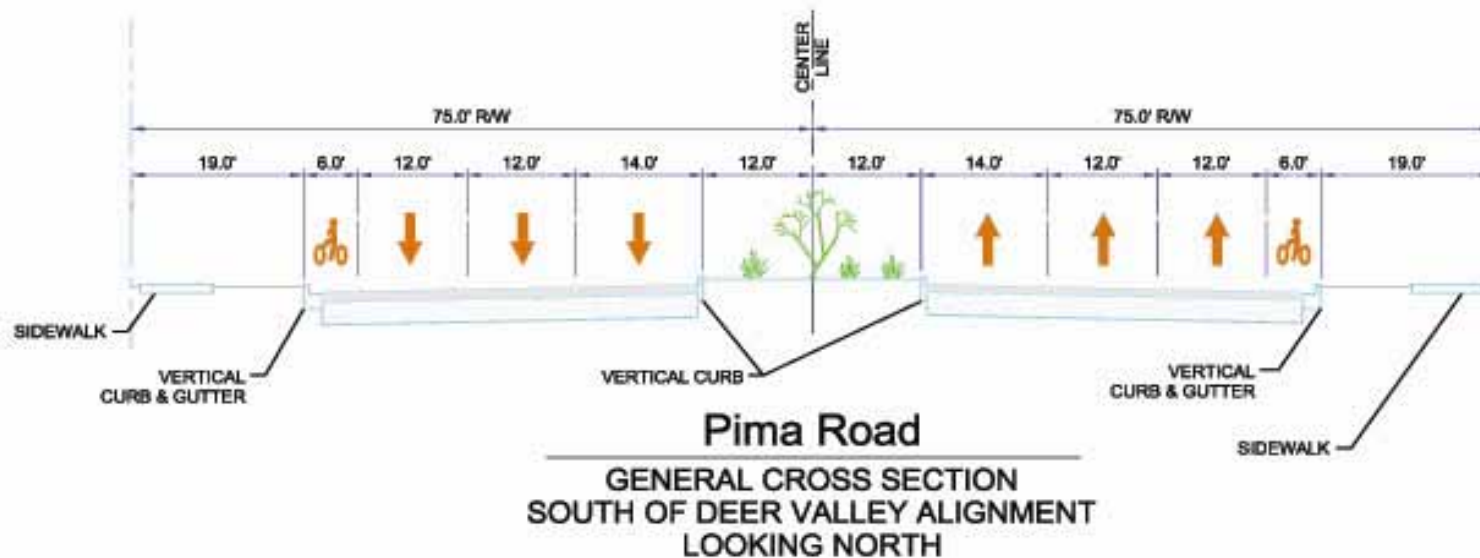
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Pima Road – Deer Valley to Pinnacle Peak Road



Alignment Alternatives:

- All of the options take account of existing development on the west side of Pima Road and vacant land on the east
- All of the options are for a six lane roadway with a center median, bike lanes and pedestrian improvements
- The difference between the options is how far the roadway is expanded to the east and/or west
 - Option One & Two – In general, expand the roadway to the east and west of the existing pavement
 - Option Three – In general, holds the western edge of pavement and expands the roadway to the east
- A standard arterial six-lane roadway is 112 feet from curb to curb, all the options for Pima Road have been narrowed to 96 feet to take account of the land constraints



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Pima Road – Deer Valley to Pinnacle Peak Road

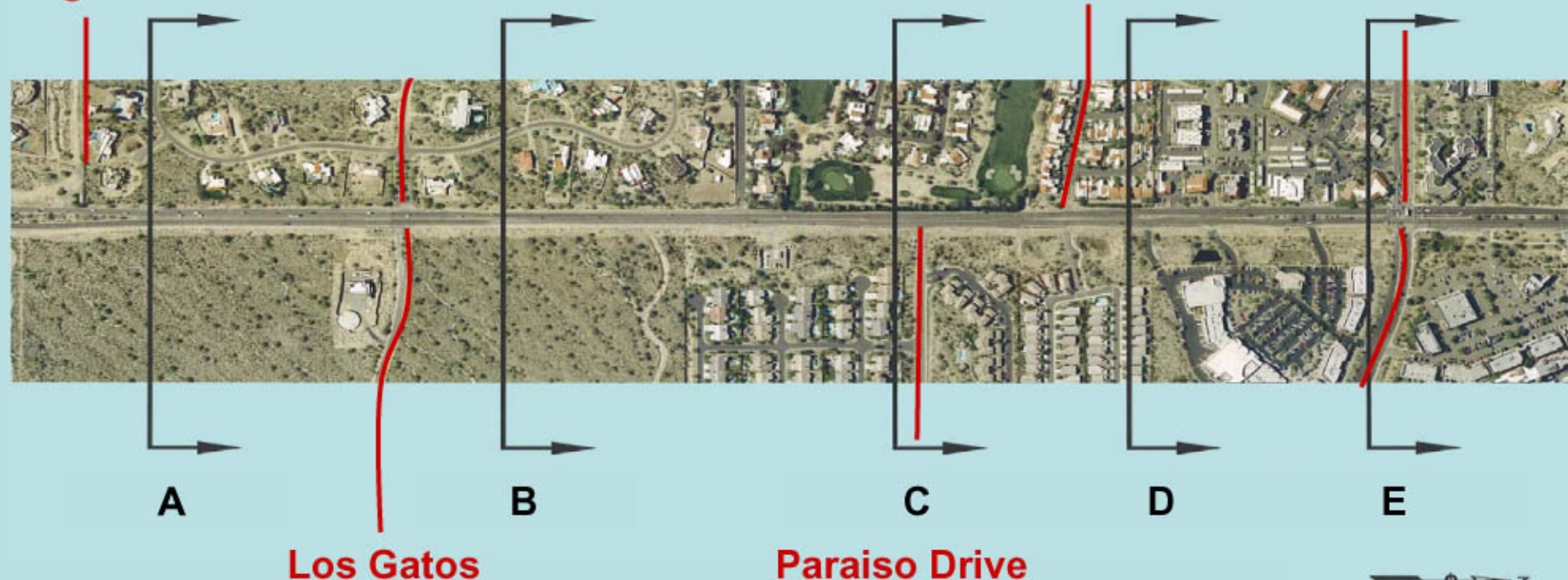


Section Locations:

Deer Valley
Alignment

Paraiso Drive

Pinnacle Peak



Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road

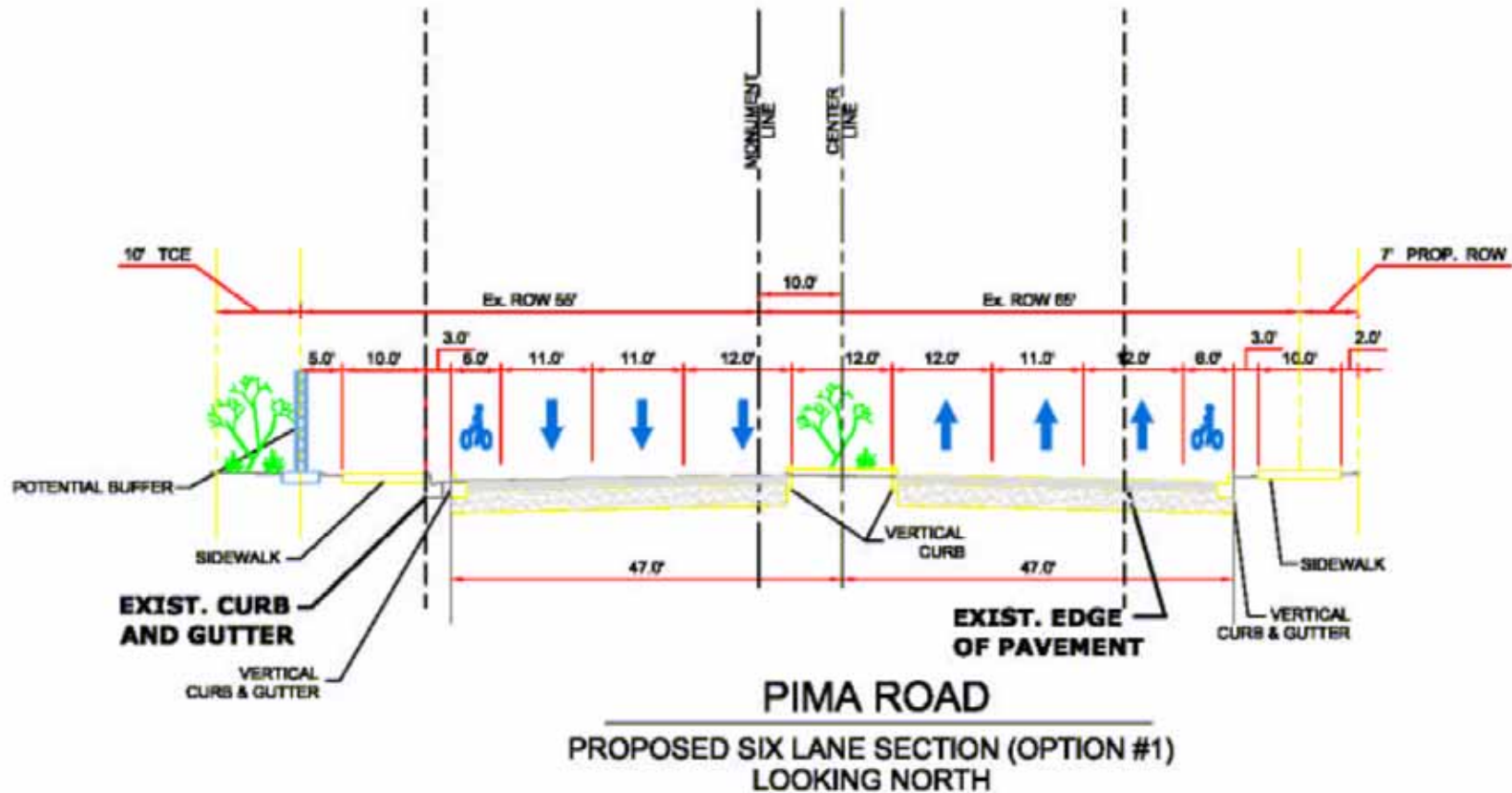


Alignment Alternatives: Option One

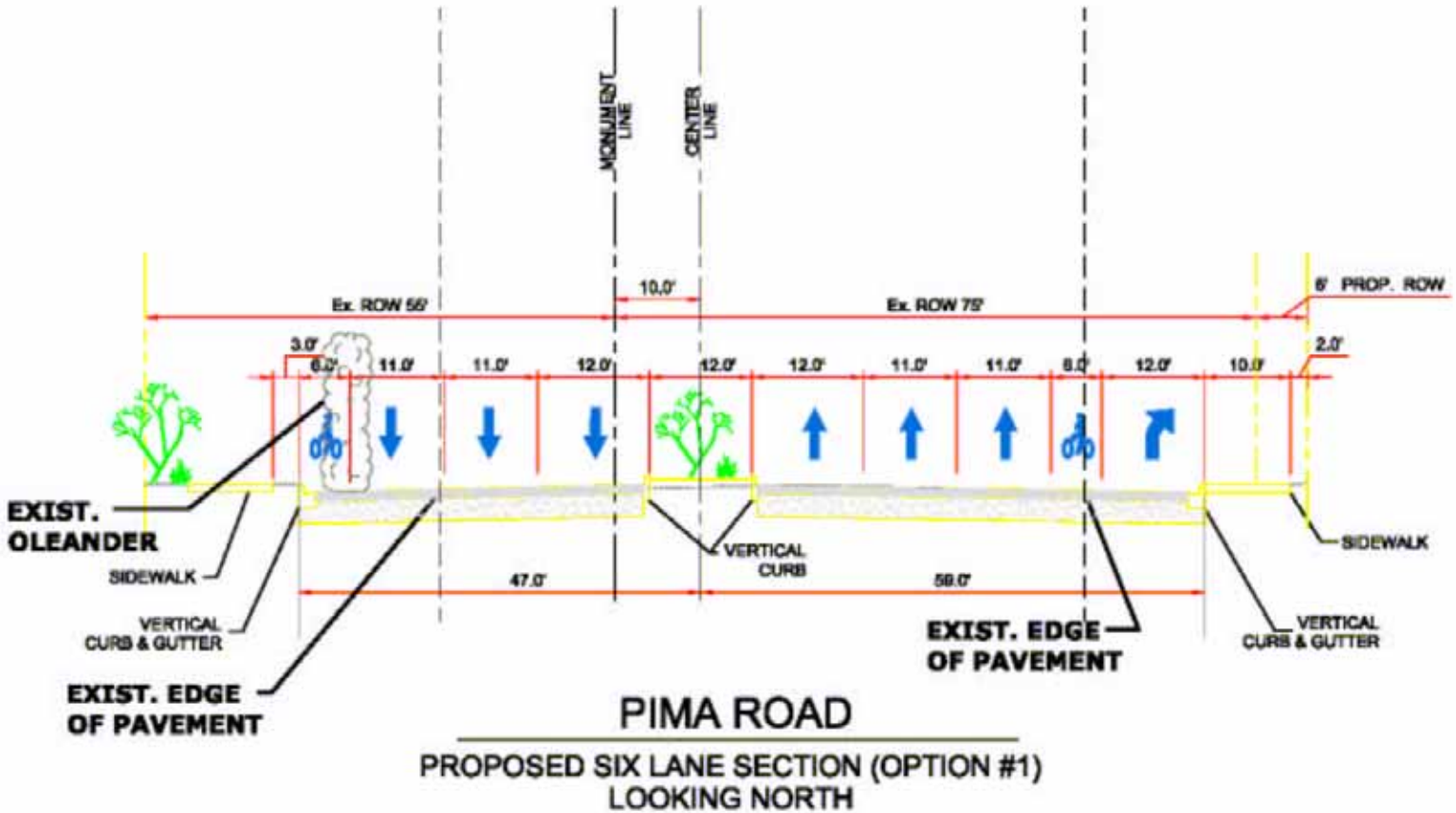
Option #1 – 10 foot offset

- Moves & expands the roadway to the east and the west of the existing Pima Road
- Minimizes land acquisitions
- Recognizes the proximity of homes on the west side of Pima Road
- New roadway is straight

OPTION 1 SECTION A



**OPTION 1
SECTION C**

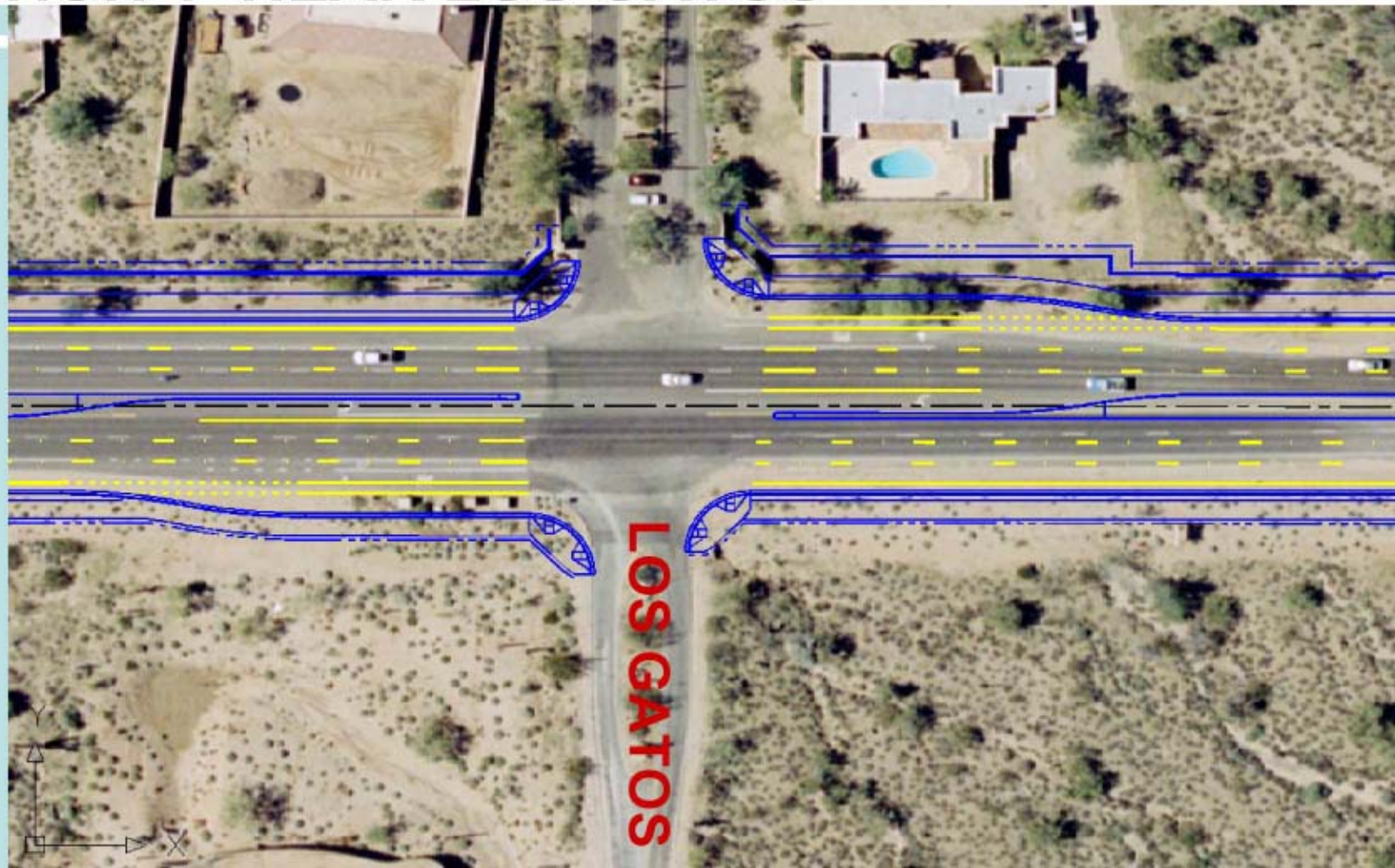


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Pima Road – Deer Valley to Pinnacle Peak Road



OPTION 1 NEAR LOS GATOS



Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road



OPTION 1 NEAR PARAISO WEST



Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road

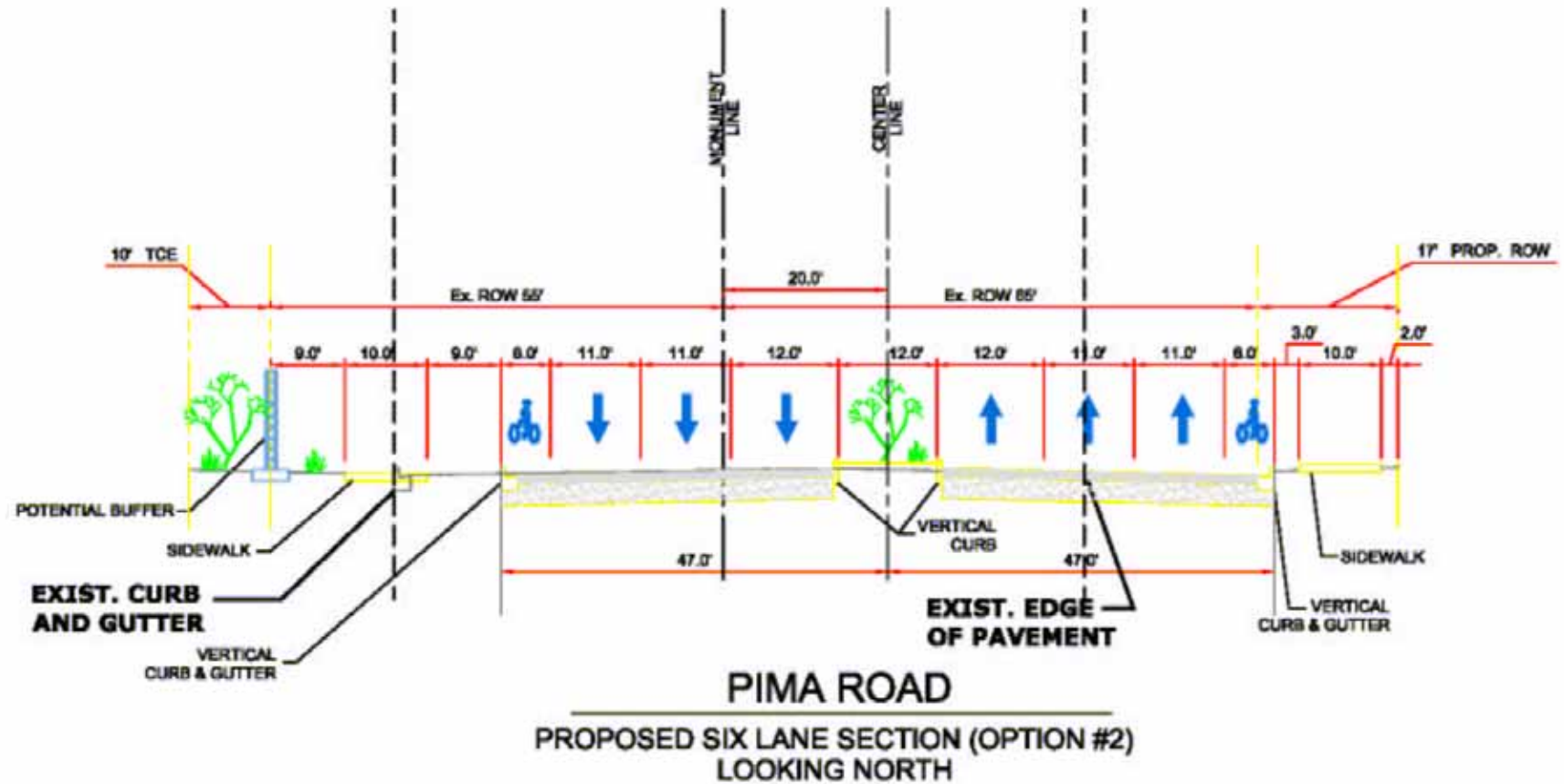


Alignment Alternatives: Option Two

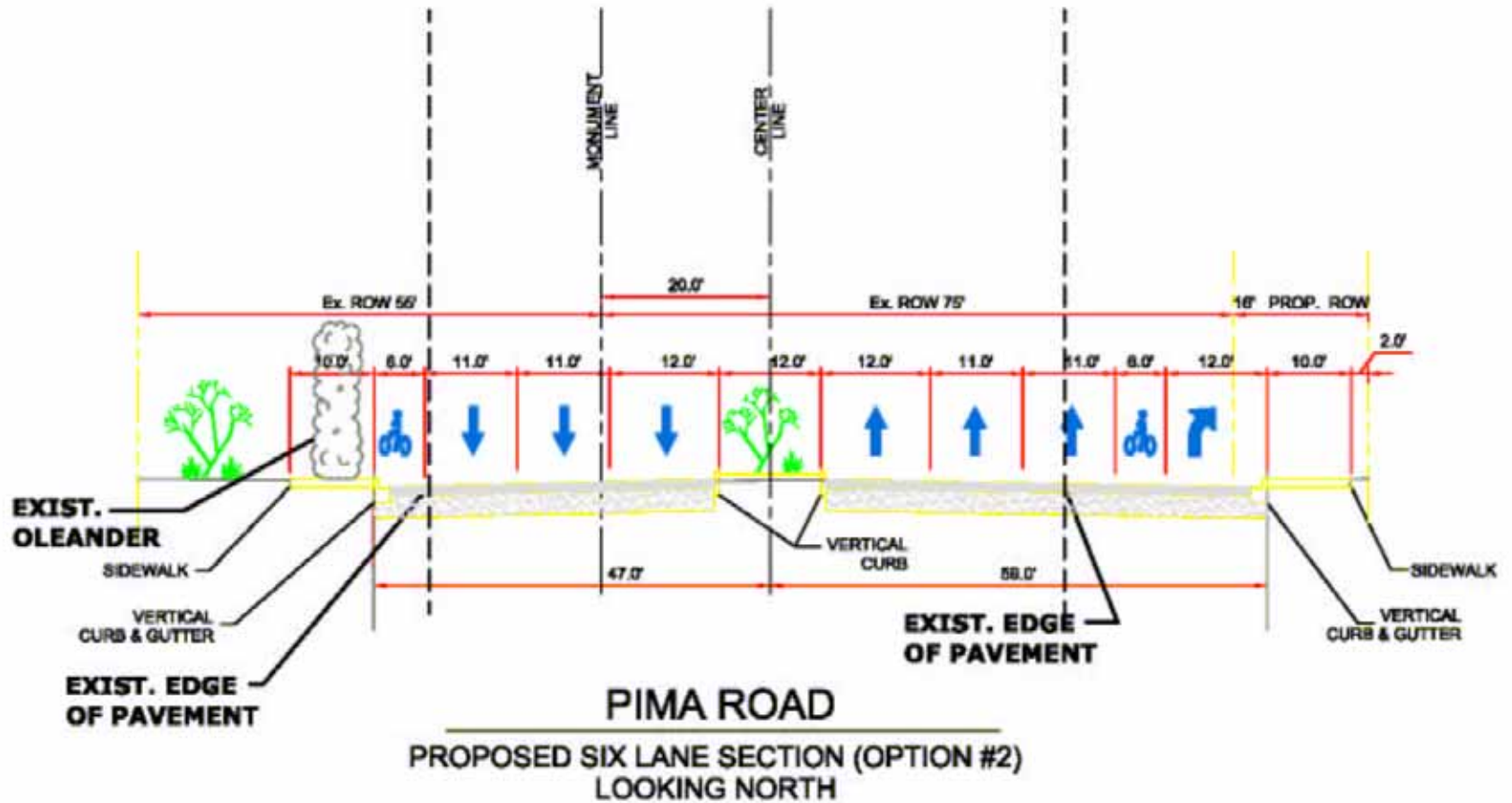
Option #2 – 20 foot offset

- Moves and expands the roadway to the east and the west of the existing Pima Road, but further to the east than Option One
- Requires significant reconstruction of existing Pima Road south of Deer Valley
- Increases the amount of land to be acquired
- Recognizes the proximity of homes on the west side of Pima Road
- New roadway is straight

OPTION 2 SECTION A



OPTION 2 SECTION C

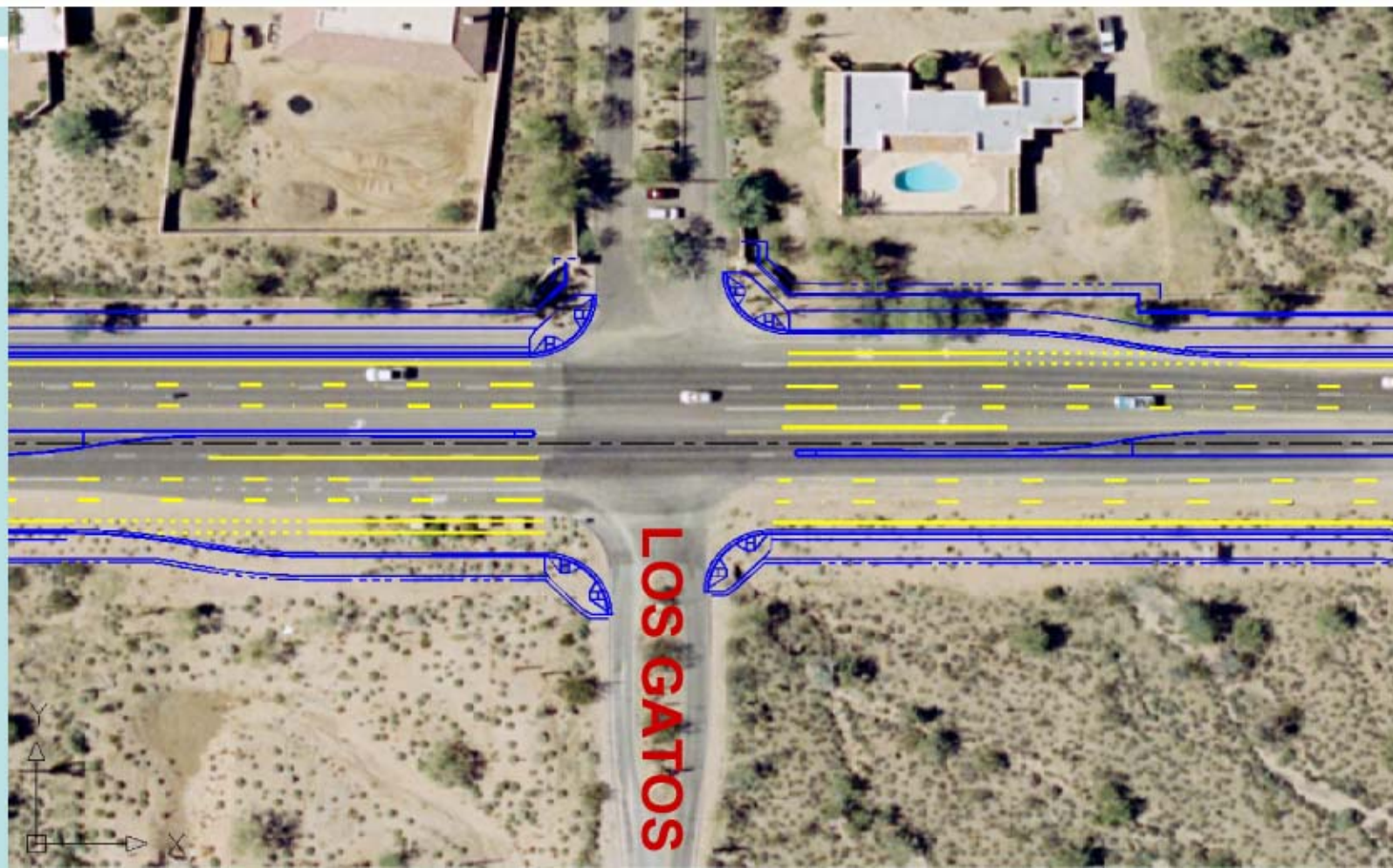


Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road



OPTION 2 NEAR LOS GATOS



Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road



OPTION 2 NEAR PARAISO WEST



Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road

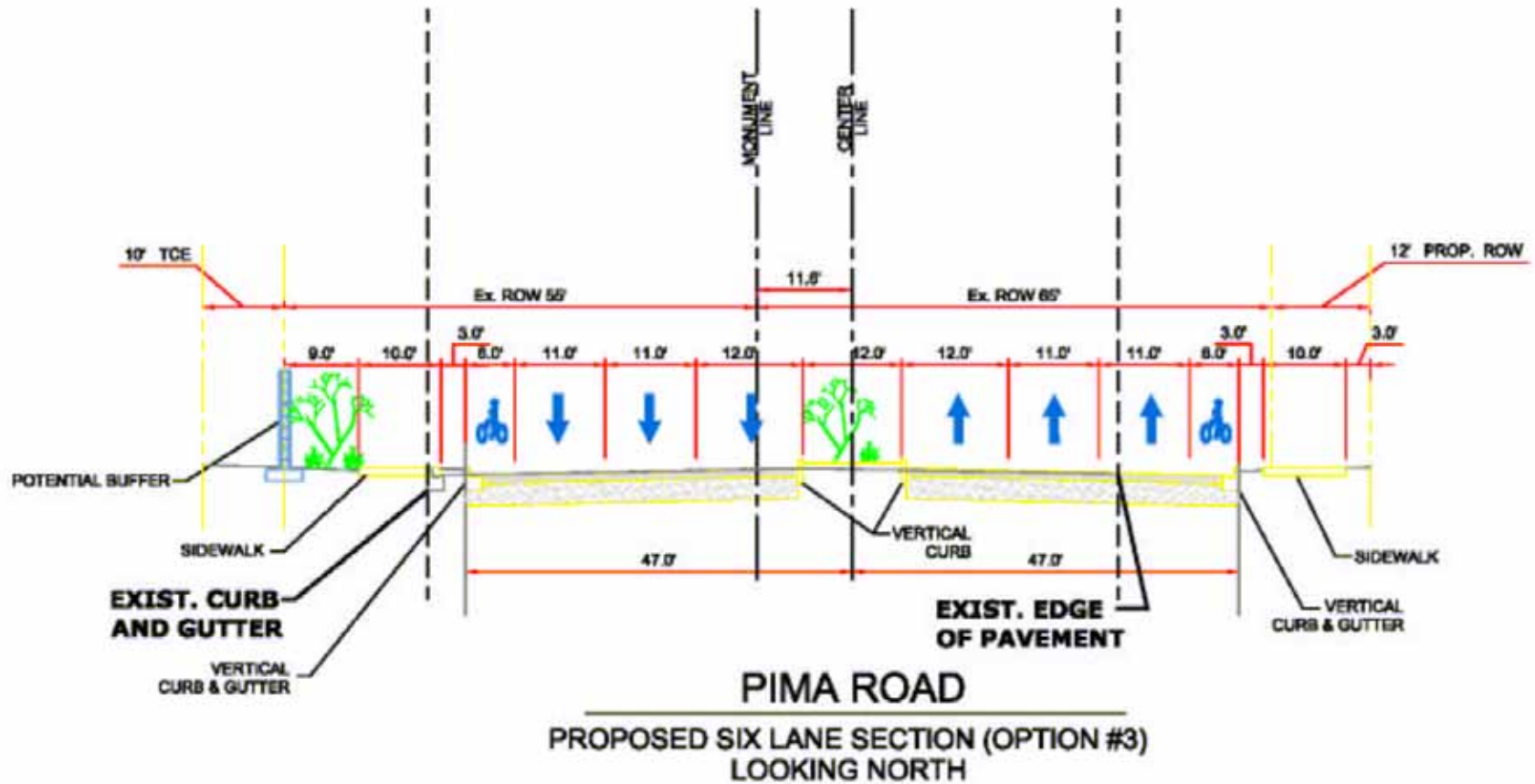


Alignment Alternatives:

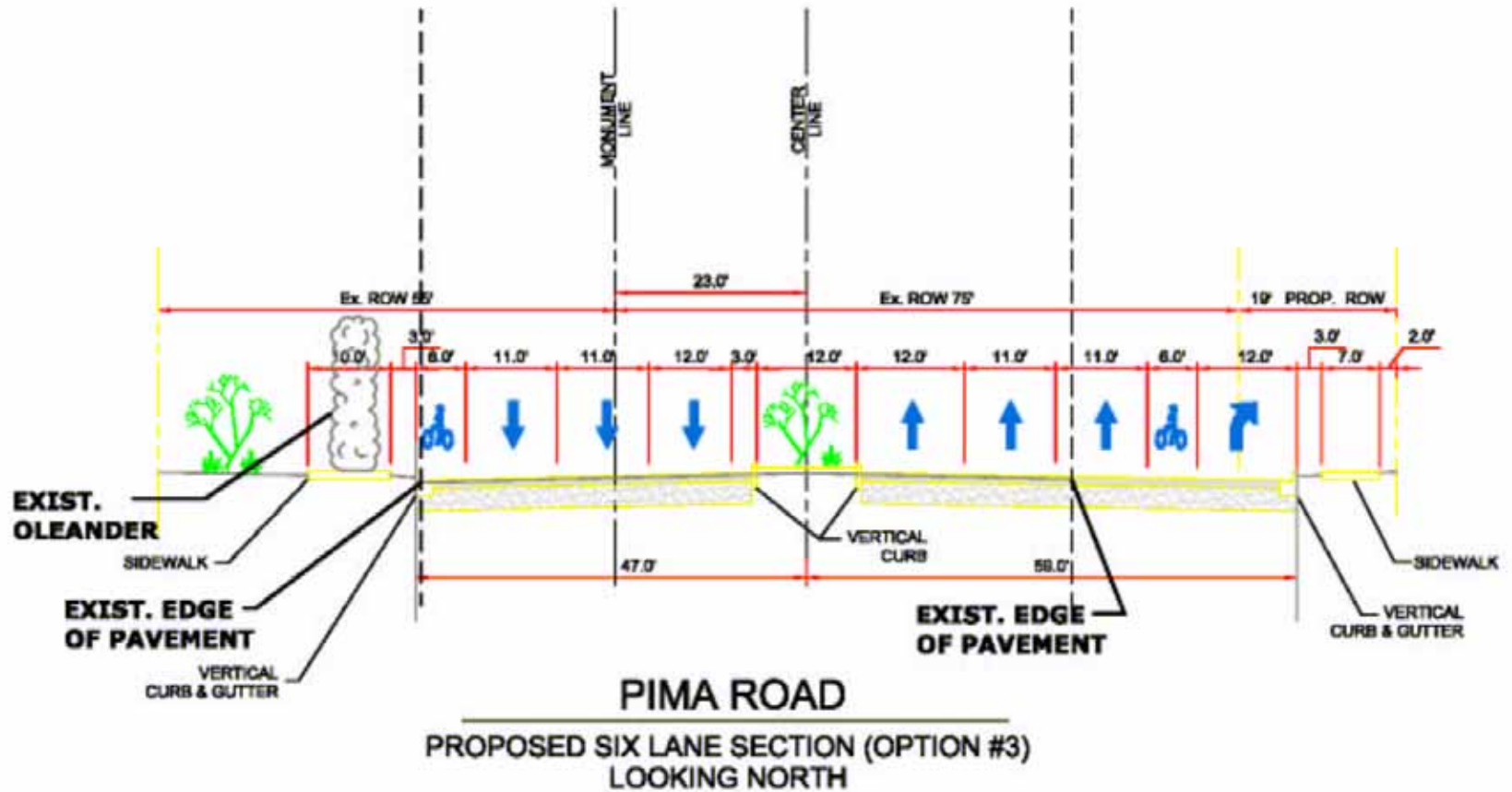
Option #3 – 23 foot offset or blended option

- Moves and expands the roadway to the east of the existing Pima Road
- In general, the western edge of Pima Road remains in the same location
- Increases the amount of land to be acquired
- New roadway is curvilinear

OPTION 3 SECTION A



**OPTION 3
SECTION C**

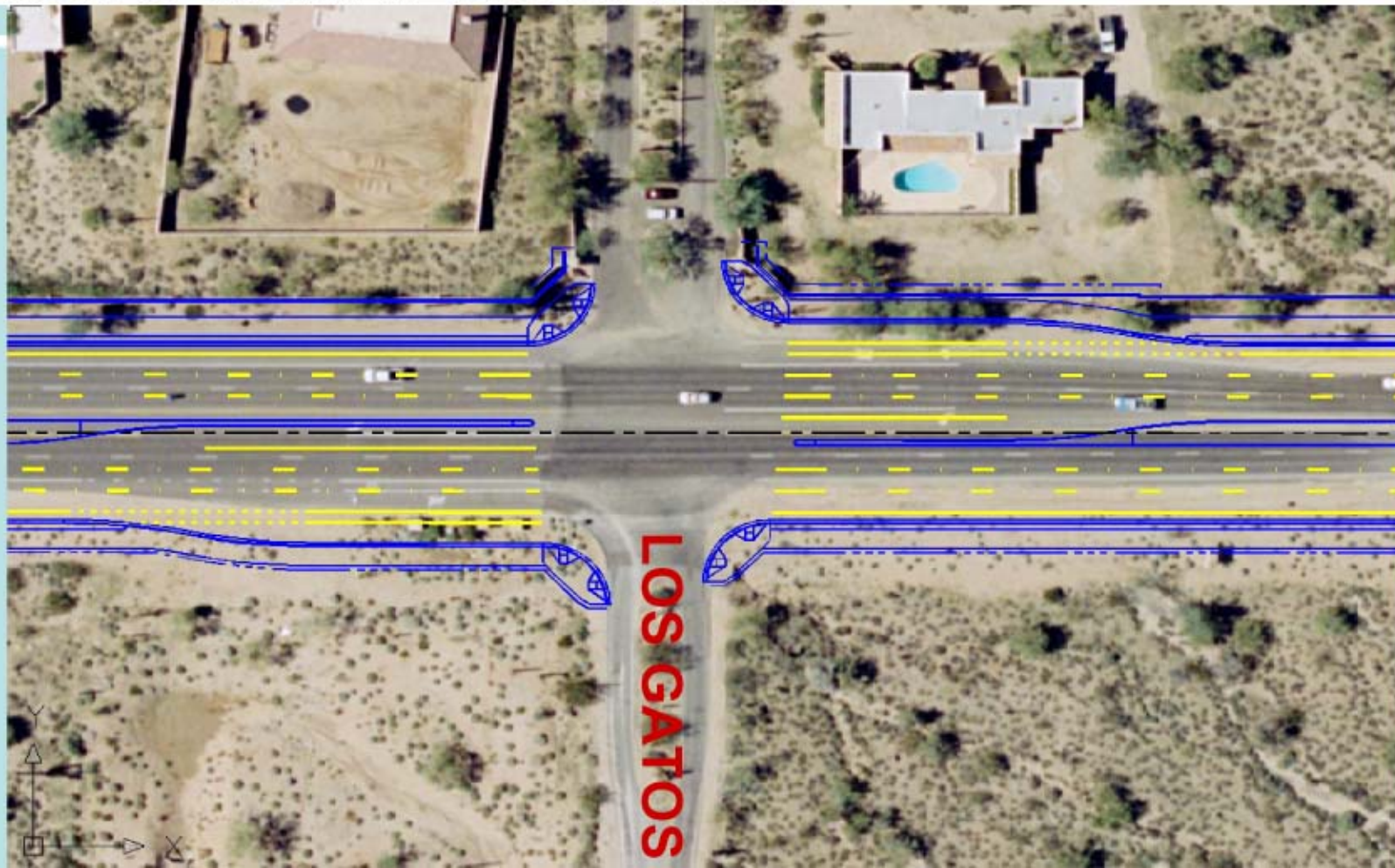


Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road



OPTION 3 NEAR LOS GATOS

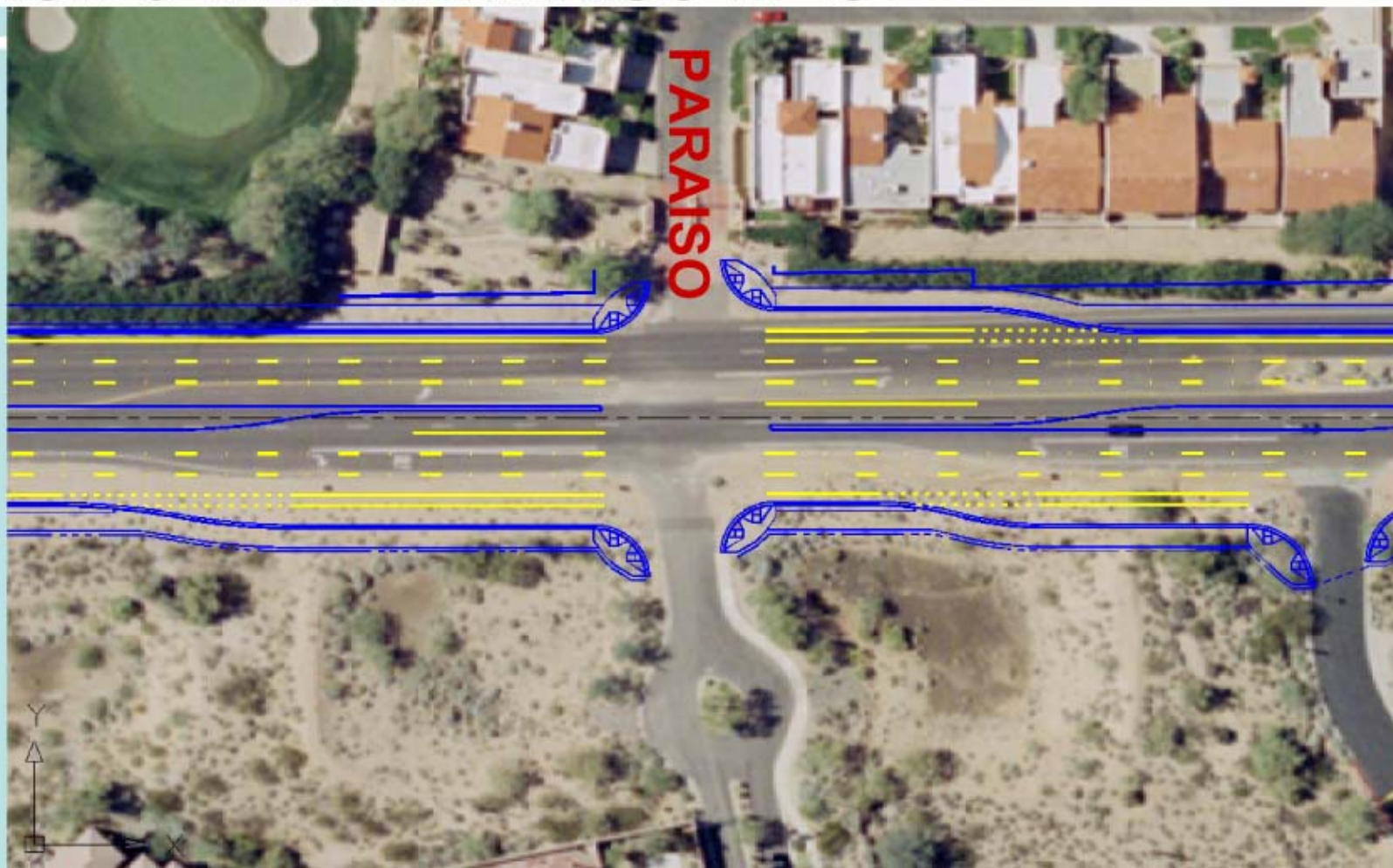


Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road



OPTION 3 NEAR PARAISO WEST



Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road



Next Steps: Design

May 26 th	Solicit Input
Mid-June	Conduct Noise Study from Deer Valley to Pinnacle Peak Road
Late-June	Recommend roadway alignment option based on input and communicate to public
August	Prepare 60% plans to allow signal design at Los Gatos If buffer wall needed, seek input on design from public
Summer 2006	Complete design of between Deer Valley and Pinnacle Peak Road and obtain Transportation Commission and Design Review Board Approval

Transportation Capital Improvement Program

Pima Road – Deer Valley to Pinnacle Peak Road



Estimated Construction Schedule:

October	Construction of phase one of the Pima Road project between the Loop 101 and Hualapai
November	Install signal at Los Gatos
Summer of 2006	Construction of phase two of Pima Road from Hualapai to Thompson Peak Parkway by narrowing the median Construction of buffer wall (if needed) Deer Valley Road to Pinnacle Peak Road
Summer of 2007	Construction of phase three of Pima Road between Deer Valley and Pinnacle Peak Road

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Pima Road – Deer Valley to Pinnacle Peak Road



Questions?

Los Gatos

Paraiso Drive

Pinnacle Peak



Paraiso Drive

① GLO LOT 4 STATE OF ARIZONA UNASSESSED	⑦ MCR#404/25 TRACT: B OWNER: DESERT VILLAGE HOMEOWNER ASSOCIATION
② CITY OF SCOTTSDALE PUMP STATION #126	⑧ MCR#429/33 DESERT VILLAGE SHOPPING CENTER OWNER: FOUNDER BANK OF ARIZONA
③ GLO LOT 3 STATE OF ARIZONA UNASSESSED	⑨ MCR#429/33 DESERT VILLAGE SHOPPING CENTER OWNER: PAULSEN DESERT VILLAGE LLC
④ MCR#397/18 TRACT: B OWNER: CANADA VISTAS COMMUNITY AAN.	⑩ MCR#486/02 TRACT: E OWNER: DTRI LLC
⑤ MCR#425/16 CONDOMINIUM OWNER: ALBERT RICHARD/KATHY	⑪ MCR#486/02 TRACT: D OWNER: DTRI LLC
⑥ MCR#404/25 TRACT: C OWNER: DESERT VILLAGE HOMEOWNER ASSOCIATION	

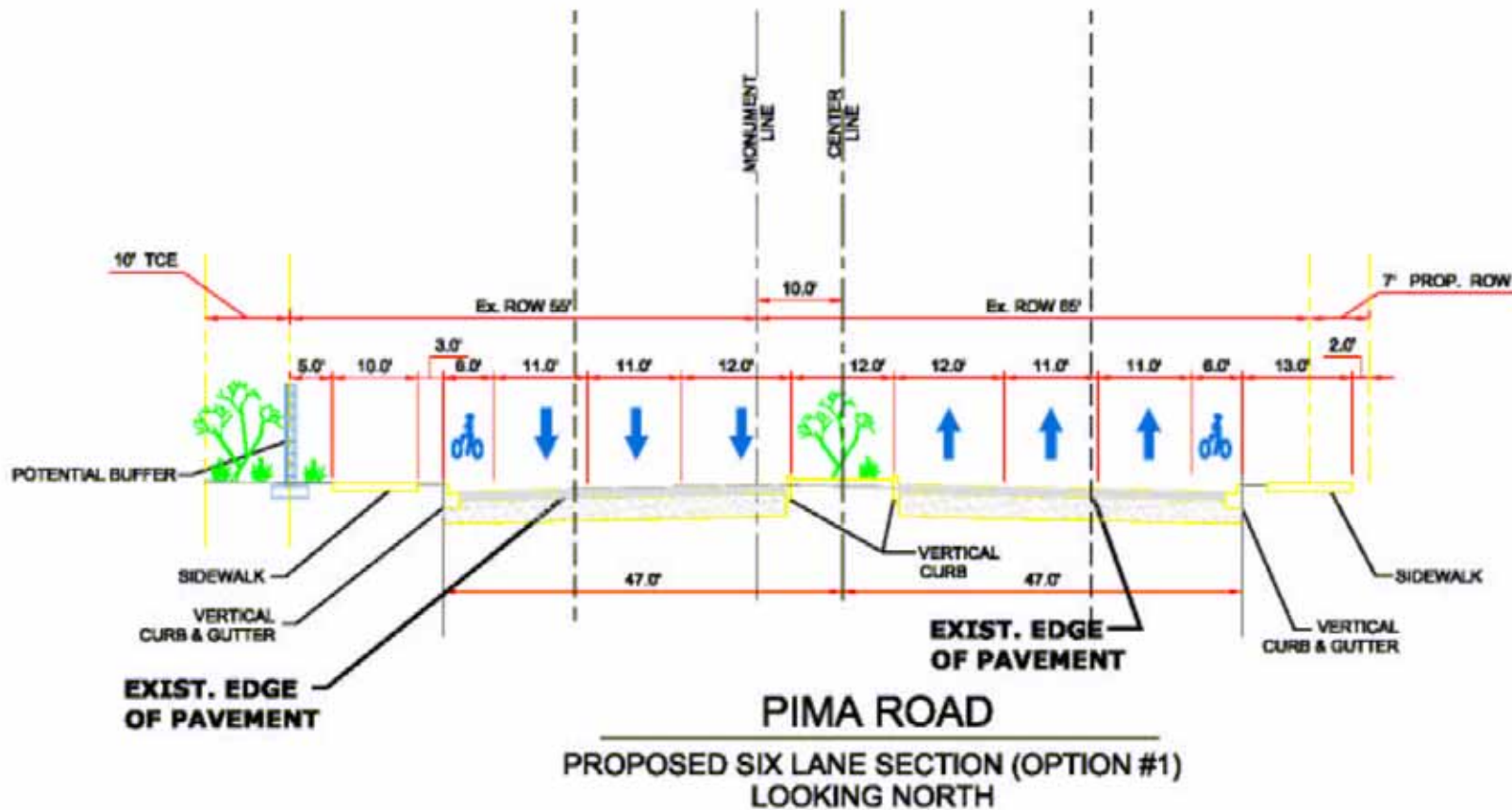
PIMA ROAD IMPROVEMENTS

Deer Valley Alignment to Pinnacle Peak

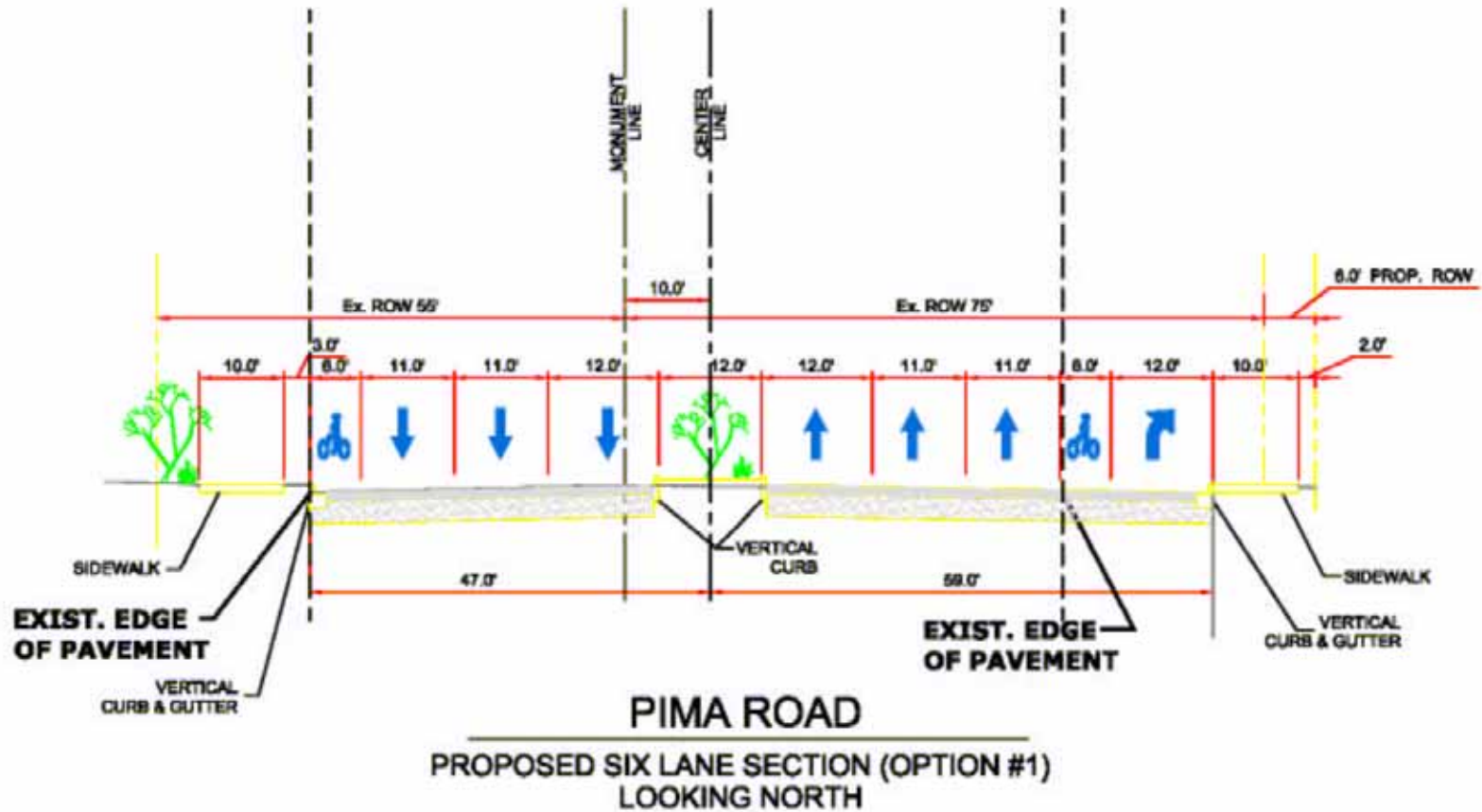
Additional Right-of-Way Required

ID Number	Assessor's Number	Option #1	Option #2	Option #3	Owner
	217-05-255	-	-	2,830	DTR 1 LLC
11	217-05-256	-	-	4,368	DTR 1 LLC
10	217-05-257	-	-	4,178	DTR 1 LLC
9	217-07-940, 41	-	-	4,565	Paulsen Desert Village LLC
8	217-07-942	-	-	3,034	Founders Bank of Arizona
9	217-07-941	3,612	3,612	10,285	Paulsen Desert Village LLC
7	217-07-912	891	1,124	3,816	Desert Village Homeowners Association
6	217-07-913	1,262	2,481	3,712	Desert Village Homeowners Association
5	425-16	248	2,785	4,046	Albert Richard/Kathy
4	217-07-833	1,722	9,883	12,278	Canada Vistas Community Association
3	Unassessed	8,413	19,314	13,892	State of Arizona
2	217-07-944	4,018	6,618	5,057	City of Scottsdale
1	Unassessed	8,481	19,630	13,974	State of Arizona
	TOTAL	28,647	65,447	86,035	

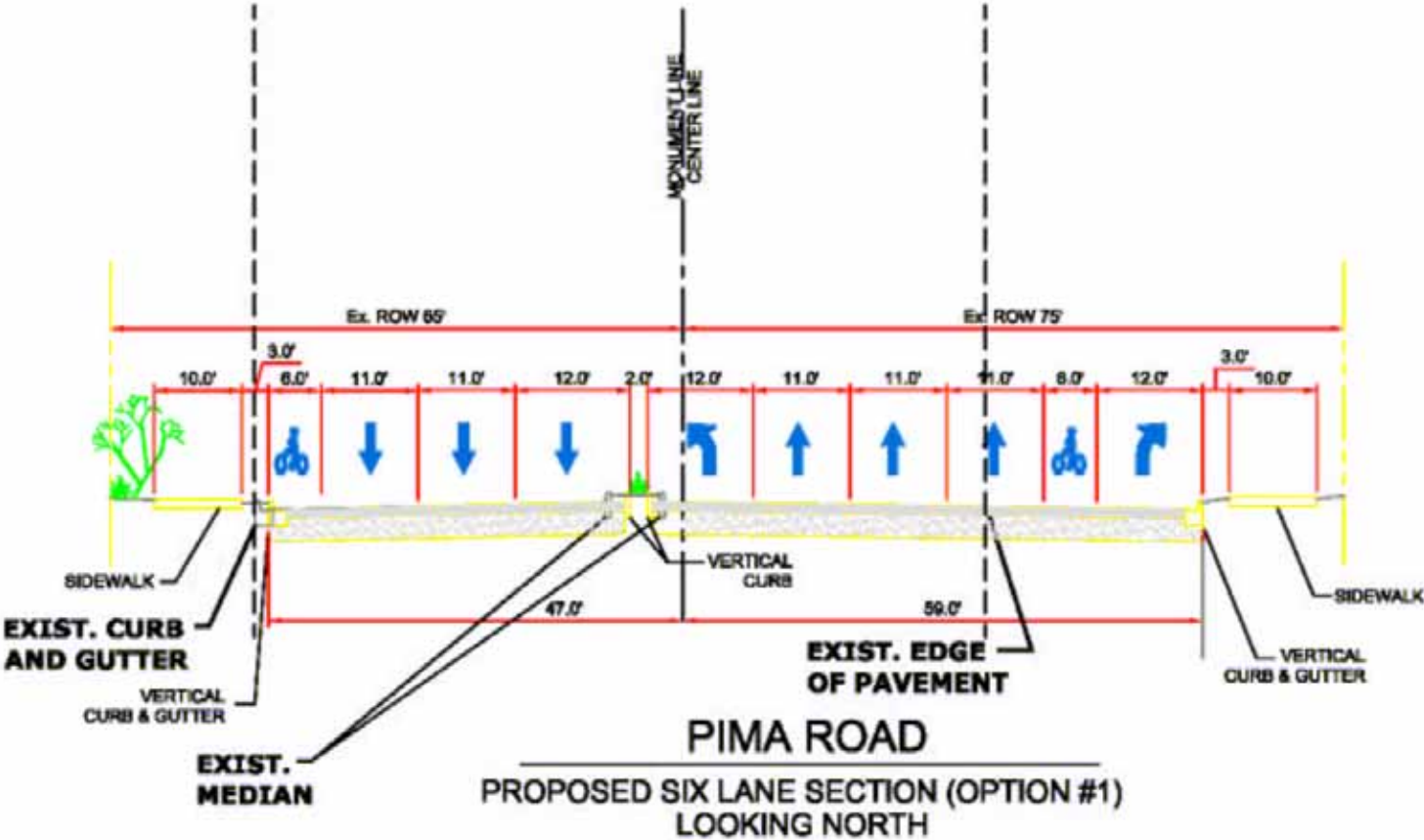
**OPTION 1
SECTION B**



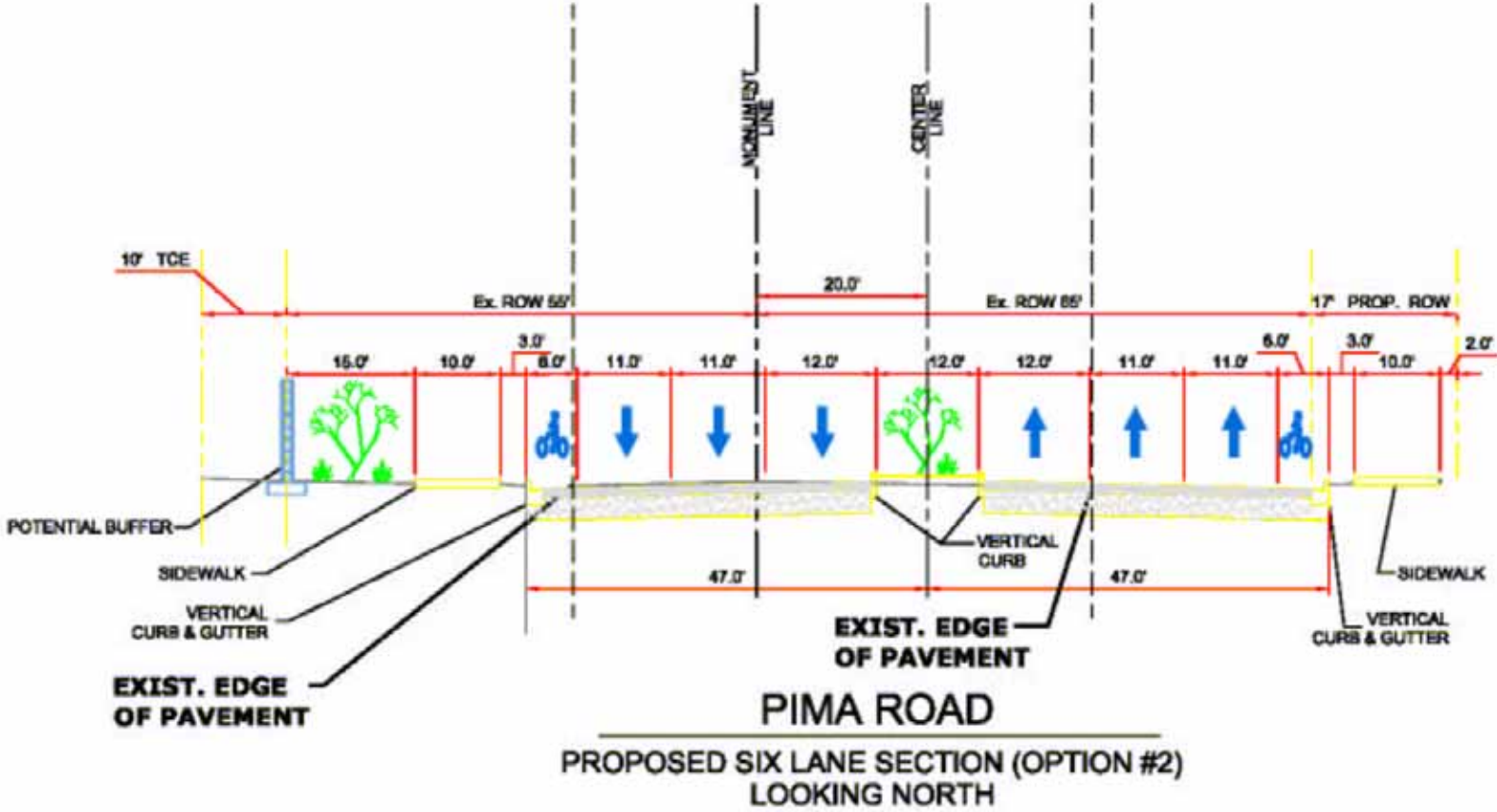
OPTION 1 SECTION D



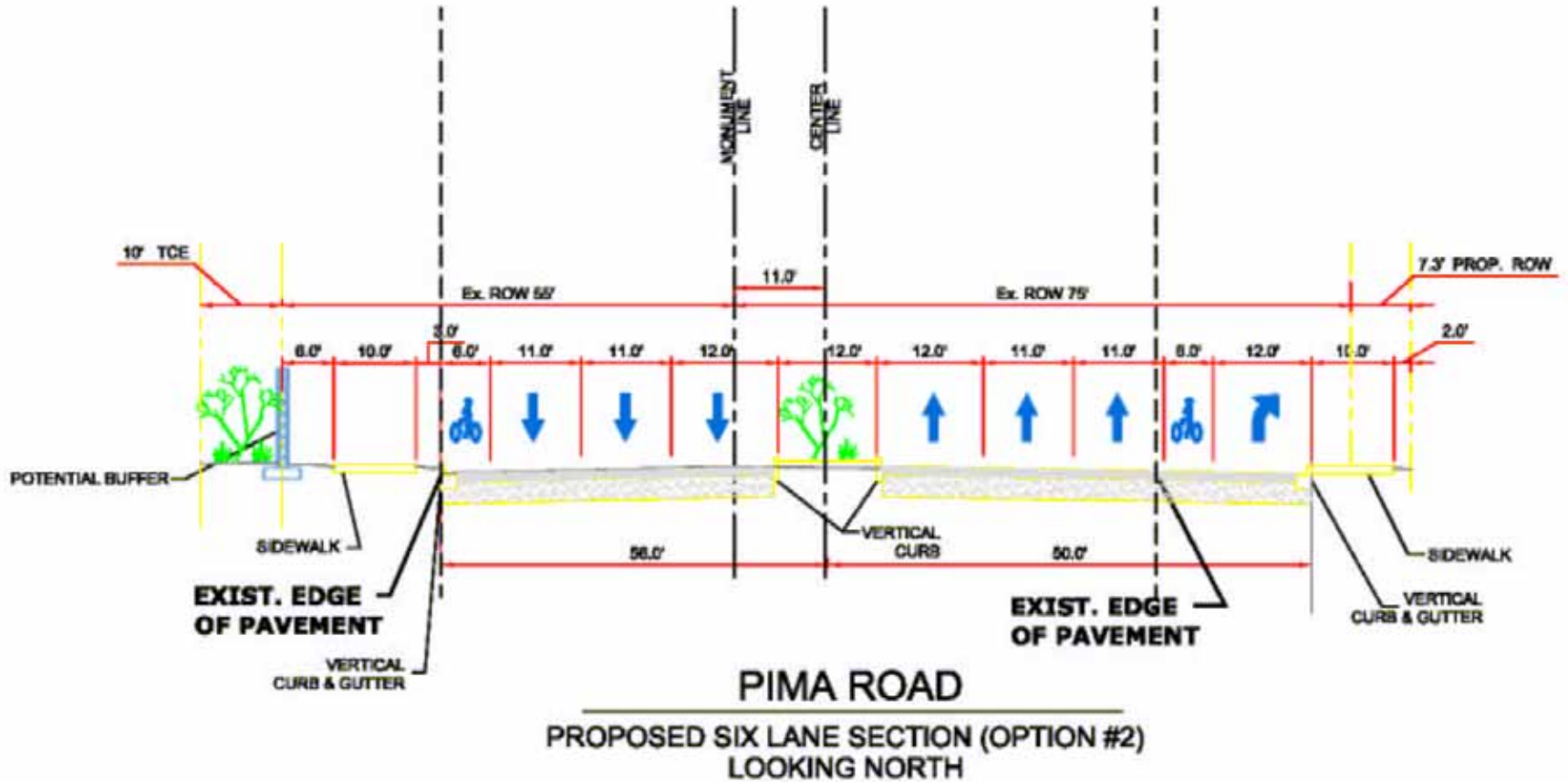
OPTION 1
SECTION E



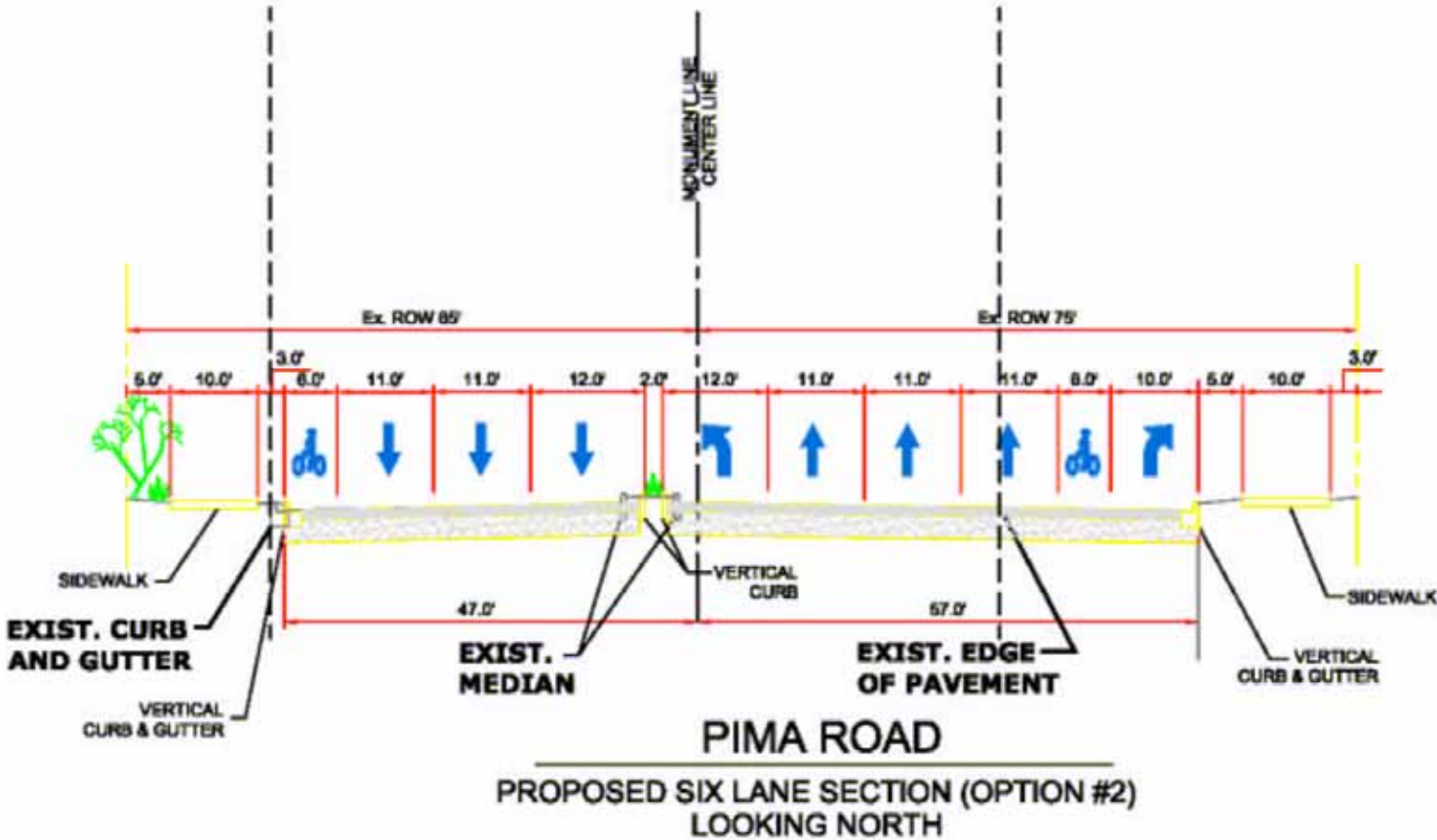
OPTION 2
SECTION B



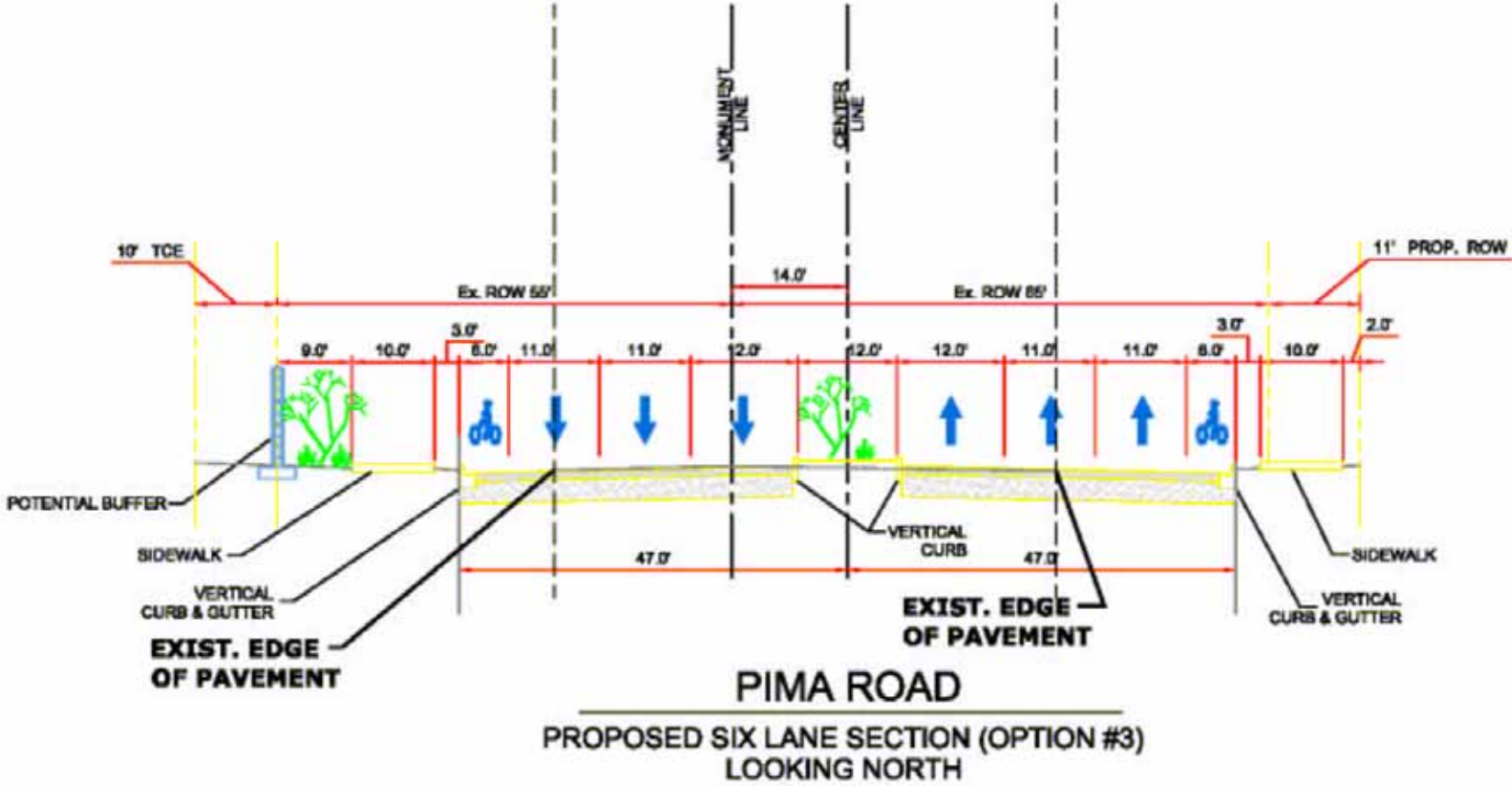
**OPTION 2
SECTION D**



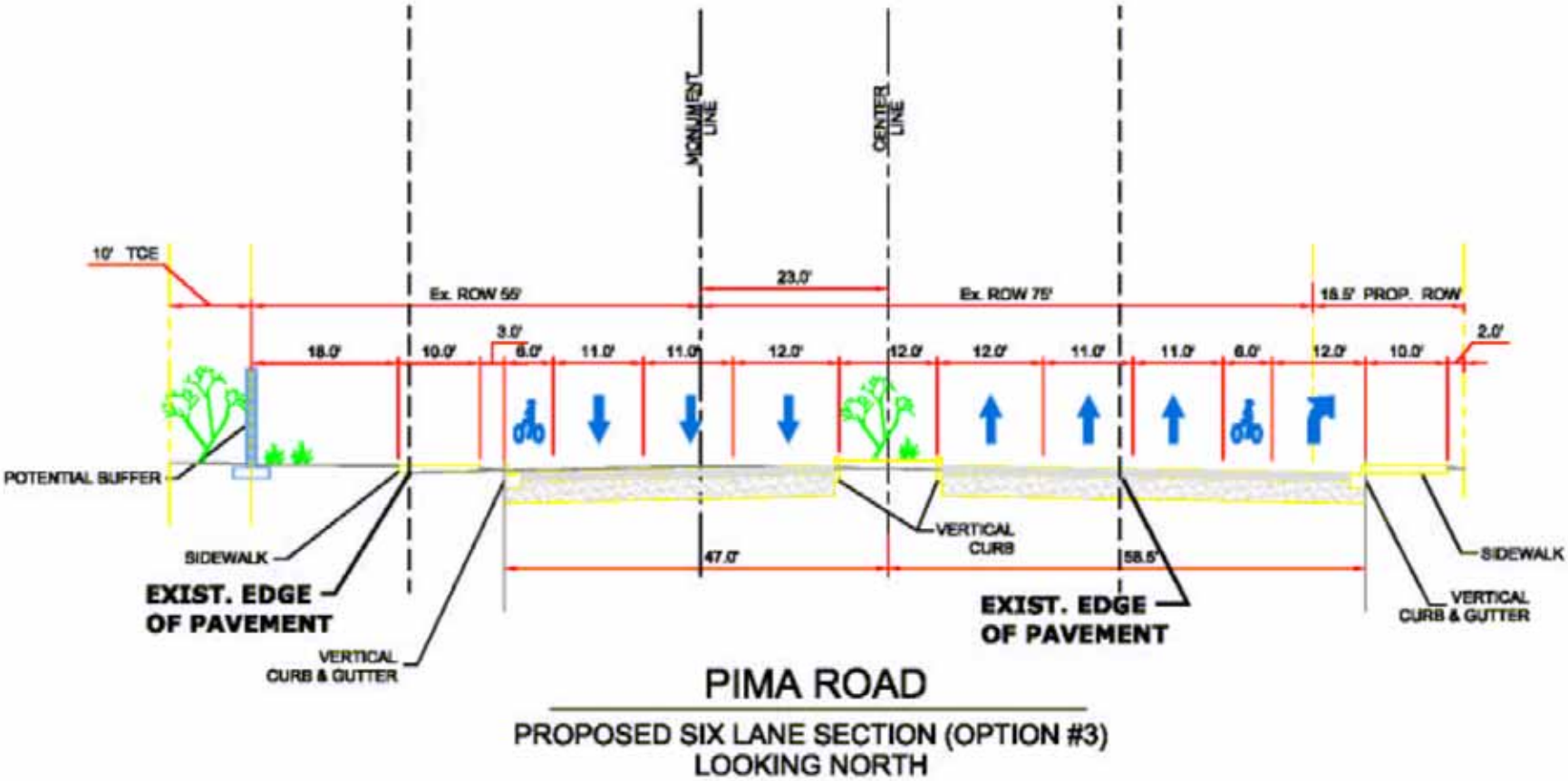
OPTION 2
SECTION E



OPTION 3
SECTION B



OPTION 3
SECTION D



OPTION 3
SECTION E

